



## College Road, £230,000

- \*\*\* NEW ROOF FITTED MARCH 2026 \*\*\*\*
- WEST END
- CLOSE TO SCHOOLS
- CORNER PLOT
- NO CHAIN - COUNCIL TAX BAND - C
- EPC Rating: C



 3  1  0



## About the property

\*\*\* NEW ROOF FITTED MARCH 2026 \*\*\*\* SEMI-DETACHED - CORNER PLOT - WEST END. Close to local amenities; West End high street boutique shops, popular school catchment, train station, link roads leading to M4 corridor, parks and beaches.

\*Call 01446 733224\*

## Accommodation

### **New Roof Fitted March 2026**

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#### **Entrance Hall**

#### **Lounge**

13' 6" max x 11' 8" max ( 4.11m max x 3.56m max )

#### **Dining Room**

11' 11" max x 11' 9" max ( 3.63m max x 3.58m max )



## Kitchen

11' 9" max x 9' 8" max ( 3.58m max x 2.95m max )

## Bedroom 1

12' 4" max x 11' 9" max ( 3.76m max x 3.58m max )

## Bedroom 2

10' 5" max x 10' 8" max ( 3.17m max x 3.25m max )

## Bedroom 3

8' 2" max x 8' 8" max ( 2.49m max x 2.64m max )

## Bathroom

## Rear Garden

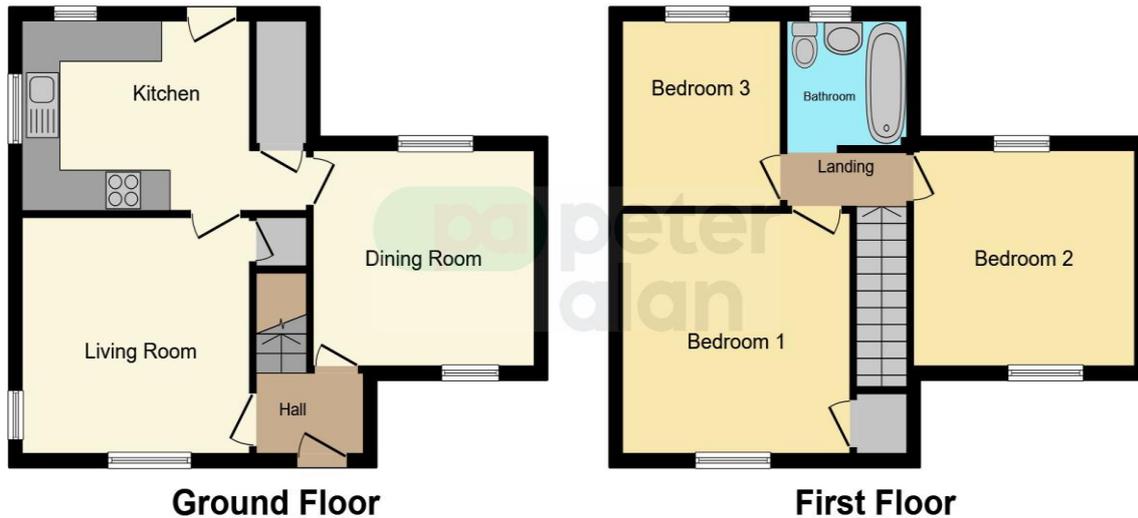
## Info

The current occupier is in the middle of packing to move out and new photos will be taken once they have moved out.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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